

SUMMARY

COUNCIL NAME: City of Norwood Payneham & St Peters

ZONE: Residential 2A

NAME IDENTIFIER FOR AREA: Firle South

Summary rating	Summary Statement
1 1 Land Form	The Firle South Character Area represents the character established on both sides of Gwynne Street, Firle. In many ways it is an extension of the elements and characteristics found in the northern section of St Morris.
3 2 Subdivision Pattern	The character area of Firle South has a very orderly and regular pattern to its streets, pattern of subdivision, setbacks and development in general. There is a strong representation of single storey dwellings built between 1916-1940, represented mainly by bungalows, villas, cottages, tudors and some art-deco dwellings also feature throughout the area but only as minor elements.
3 3 Building Stock	The area displays uniformity in its allotment sizes ranging generally from 850 square metres through to approximately 1000 square metres, with allotment frontages generally ranging between 16 and 18 metres.
3 4 Lot Size and Frontage	The front boundaries are defined by fencing, even though fencing style do not follow a consistent theme.
3 5 Setbacks, Site Coverage, Open Space	The street trees have a moderate impact. It is the uniformity in the subdivision patterns as well as the high concentration of pre 1940s dwellings and the traditional low density nature of development that make up the valued character of this area.

Designated Area
Refer to attached map - Firle South Proposed Character Area

DESK-BASED ANALYSIS

1 Land Form

Contribution to character area

Slope <1° 1°-5° 5°-10° 10°-20° >20°

- 3 Very Important
- 2 Important
- 1 Limited Importance

Explanation

Supporting evidence Attachment Number: **Firle South Land Form**
 Plan Photo Other

2 Subdivision Pattern

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

Pattern Regular grid Distorted grid Other

Fit to contours Yes Partially No

Street types Main Other, please select: Collector Local Rear lanes

Predominant street width 9m

Through traffic Yes Partially No

Explanation

Supporting evidence Attachment Number: **Firle South Allotment Frontage**
 Plan Photo Other

3 Building Stock

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

Era	<input type="checkbox"/> 1836-1865	Percentage of area (approx.)
	<input type="checkbox"/> 1866-1895	
Style	<input checked="" type="checkbox"/> 1896-1915	38%
	<input checked="" type="checkbox"/> 1916-1940	5%
	<input type="checkbox"/> Mansion	Percentage of area (approx.)
	<input checked="" type="checkbox"/> Return verandah villa	
	<input checked="" type="checkbox"/> Villa	
	<input checked="" type="checkbox"/> Cottage	
<input type="checkbox"/> Row		
<input type="checkbox"/> Terrace		
Heritage Items	<input checked="" type="checkbox"/> Bungalow	32%
	<input checked="" type="checkbox"/> Art Deco	1%
	<input checked="" type="checkbox"/> Tudor	1%
	<input checked="" type="checkbox"/> Other inter-war	5%
	<input type="checkbox"/> Pre-1940s converted	
	<input type="checkbox"/> Present	
	<input checked="" type="checkbox"/> Not present	

Explanation
 The building stock analysis has been based mainly on the information extracted from the Atlas mapping. It should be noted that the information contained on the Atlas mapping does not always accurately reflect the on-ground character. For this reason the Atlas statistics contained in this section should be used as a general indication rather than an absolute reflection of the areas character.

Supporting evidence
 Attachment Number: **Firle South Building Era, Firle South Building Style, Firle South Heritage Places, Firle South Photographs 1-3**
 Plan Photo Other

4 Lot Size and Frontage

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

Lot sizes Dominant range	<input type="checkbox"/> <150m <input type="checkbox"/> 150-350sqm <input checked="" type="checkbox"/> 350-500sqm <input checked="" type="checkbox"/> 500-850sqm <input checked="" type="checkbox"/> >850sqm
	<input type="checkbox"/> 850+ sqm <input type="checkbox"/> Mixed
Frontages Dominant range	<input type="checkbox"/> <6m <input type="checkbox"/> 6-10m <input checked="" type="checkbox"/> 10-16m <input checked="" type="checkbox"/> 16-20m <input checked="" type="checkbox"/> >20m
	<input type="checkbox"/> 16 – 20 mtrs <input type="checkbox"/> Mixed

Explanation
 High degree of consistency in lot sizes.

Supporting evidence
 Attachment Number: **Firle South Allotment Frontage, Firle South Allotment Size, Firle South Photographs 1-3**
 Plan Photo Other

5 Setbacks, Site Coverage and Private Open Space

Contribution to character area

- 3 Very Important
- 2 Important
- 1 Limited Importance

Front setback	<input type="checkbox"/> <5m <input checked="" type="checkbox"/> 5-9m <input type="checkbox"/> >9m
Dominant range	5 – 9 m <input type="checkbox"/> Mixed

Side setbacks	<input type="checkbox"/> <900mm <input checked="" type="checkbox"/> 900mm-2m <input checked="" type="checkbox"/> >2m
Dominant range	1.5 – 2 m <input checked="" type="checkbox"/> Mixed

Rear setback	<input checked="" type="checkbox"/> <3m <input checked="" type="checkbox"/> 3-15m <input checked="" type="checkbox"/> 15-30m <input type="checkbox"/> >30m
Dominant range	15+ m <input type="checkbox"/> Mixed

Site coverage	25 - 60 percent
Dominant range	- percent <input checked="" type="checkbox"/> Mixed

Private open space	<input type="checkbox"/> Front	- sqm
	<input checked="" type="checkbox"/> Side	0 – 30 sqm
	<input checked="" type="checkbox"/> Rear	100 - 350 sqm
	Total	100 - 380sqm
Dominant range	- sqm <input checked="" type="checkbox"/> Mixed	

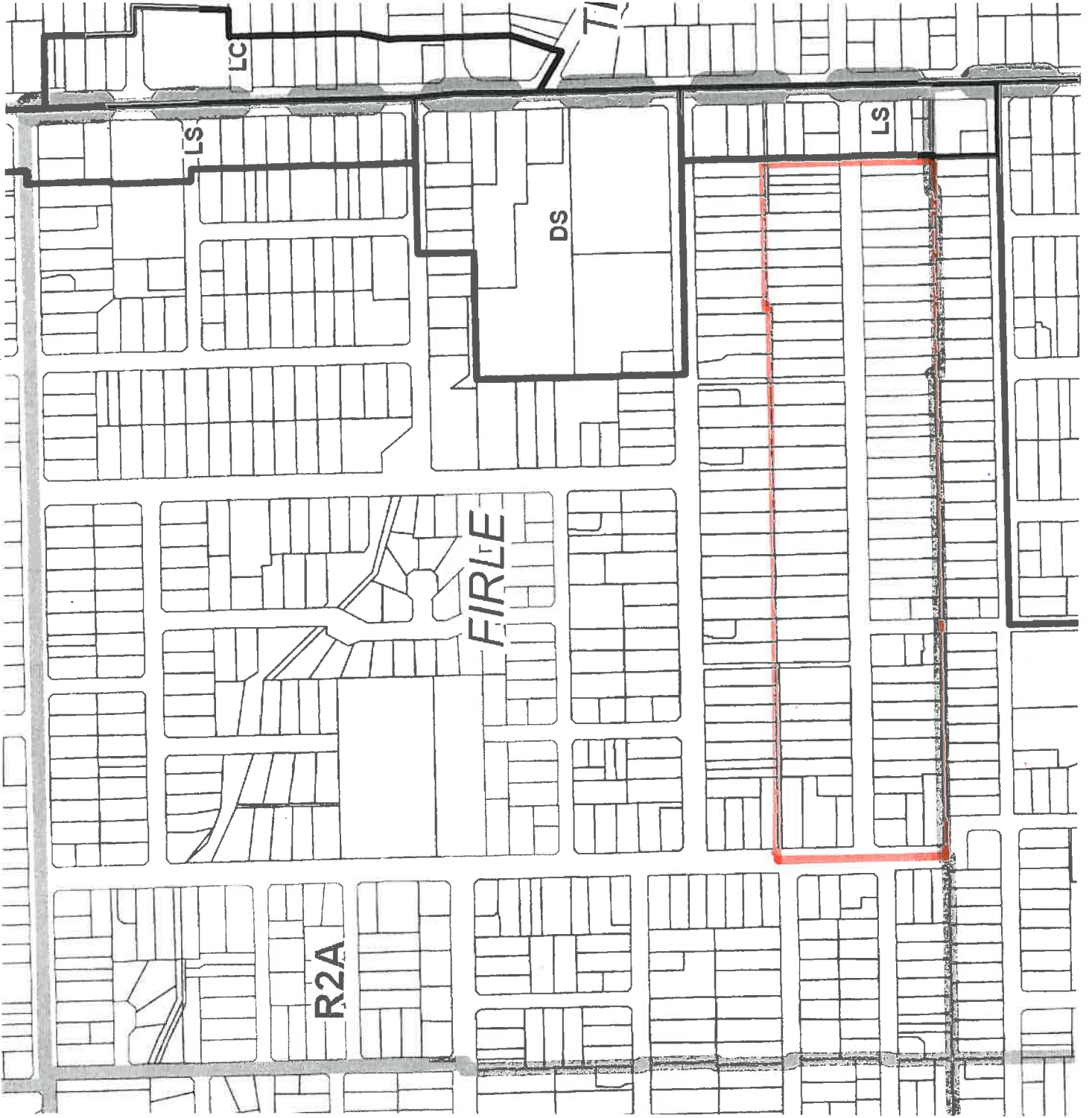
Explanation

Supporting evidence

Attachment Number: **Firle South Aerial Photograph, Firle South Photographs 1-3**

Plan Photo Other

**Firle South
Proposed Character
Area**



Firle South Building Era

- Major Localities_labels
- Major Centre
- Regional Localities_labels
- Regional Centre
- Major Road_Labels
- Minor Road_Labels
- Local Government Areas
- Cadastre June 2008
- State Heritage Areas
- Building Era
- 1800 - 1865
- 1866 - 1895
- 1896 - 1915
- 1916 - 1940
- State Boundary

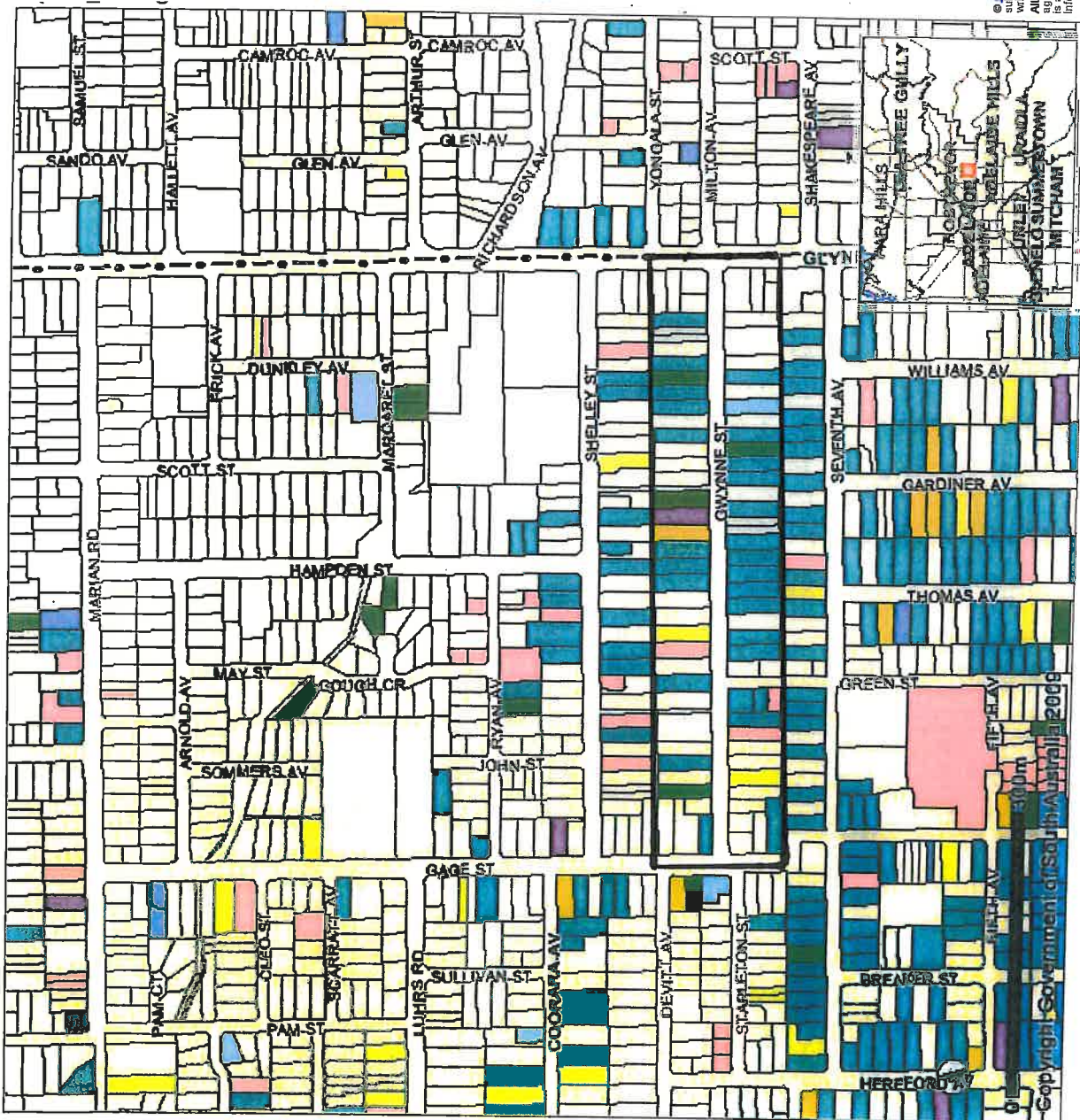


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Firle South Building Style

- Row
- Terrace
- Bungalow
- Art Deco
- Tudor
- Other Inter-War
- Pre-1940s Converted
- State Boundary

- Major Localities_Labels
- Minor Centre
- Regional Localities_Labels
- Regional Centre
- Major Road_Labels
- Minor Road_Labels
- Local Government Areas
- Cadastre June 2008
- State Heritage Areas
- Building Style 2008
- Mansion
- Return Verandah Villa
- Villa
- Cottage
- (cont)

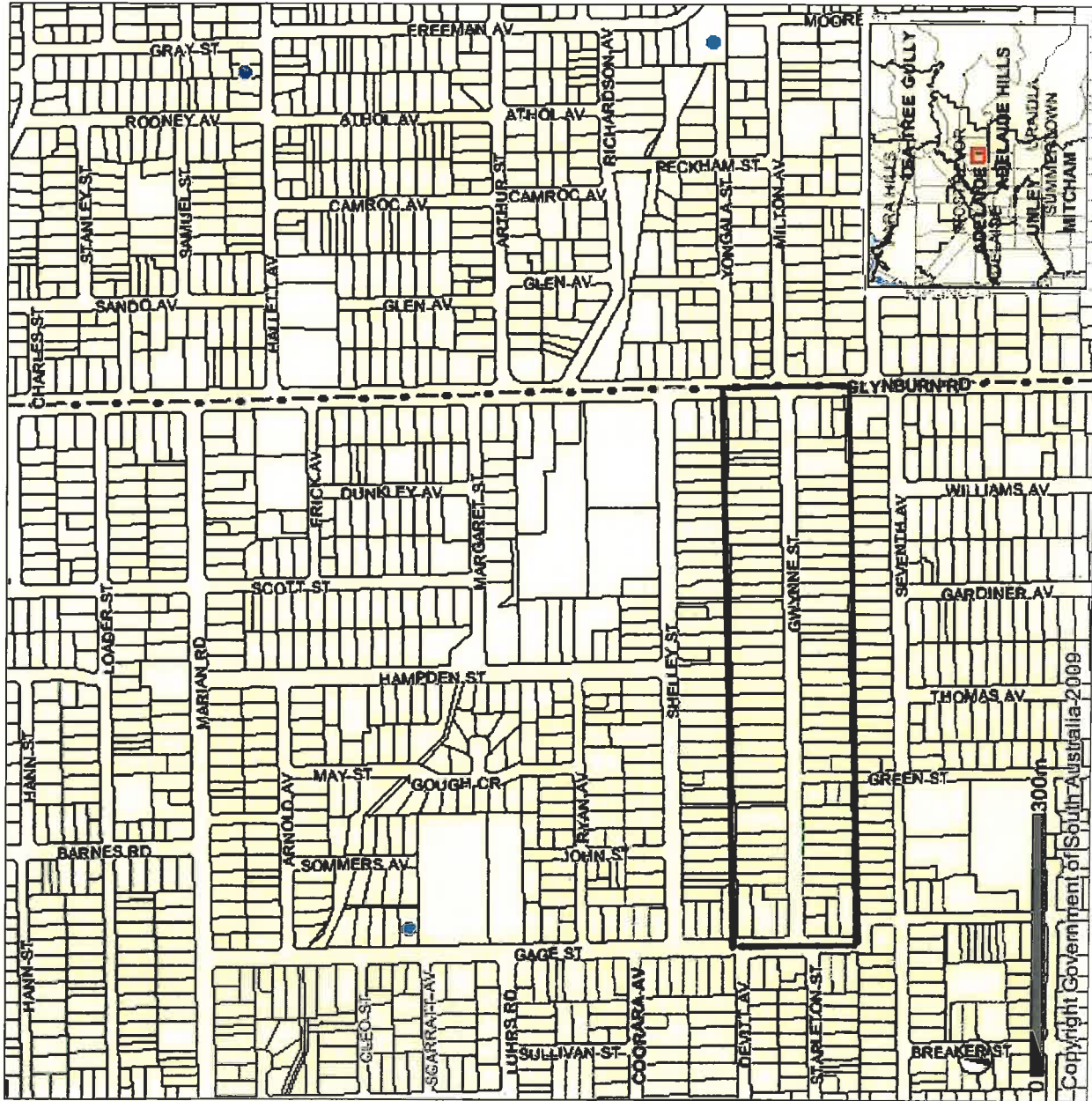


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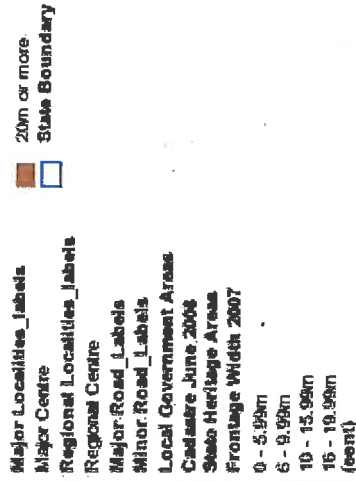
Firle South Heritage Places

- Major Localities_labels
- Major Centre
- Regional Localities_labels
- Regional Centre
- Major Road_Labels
- Minor Road_Labels
- Heritage site points
- State
- Local
- Contibutory
- Local Government Areas
- Cadastral June 2006
- State Boundary



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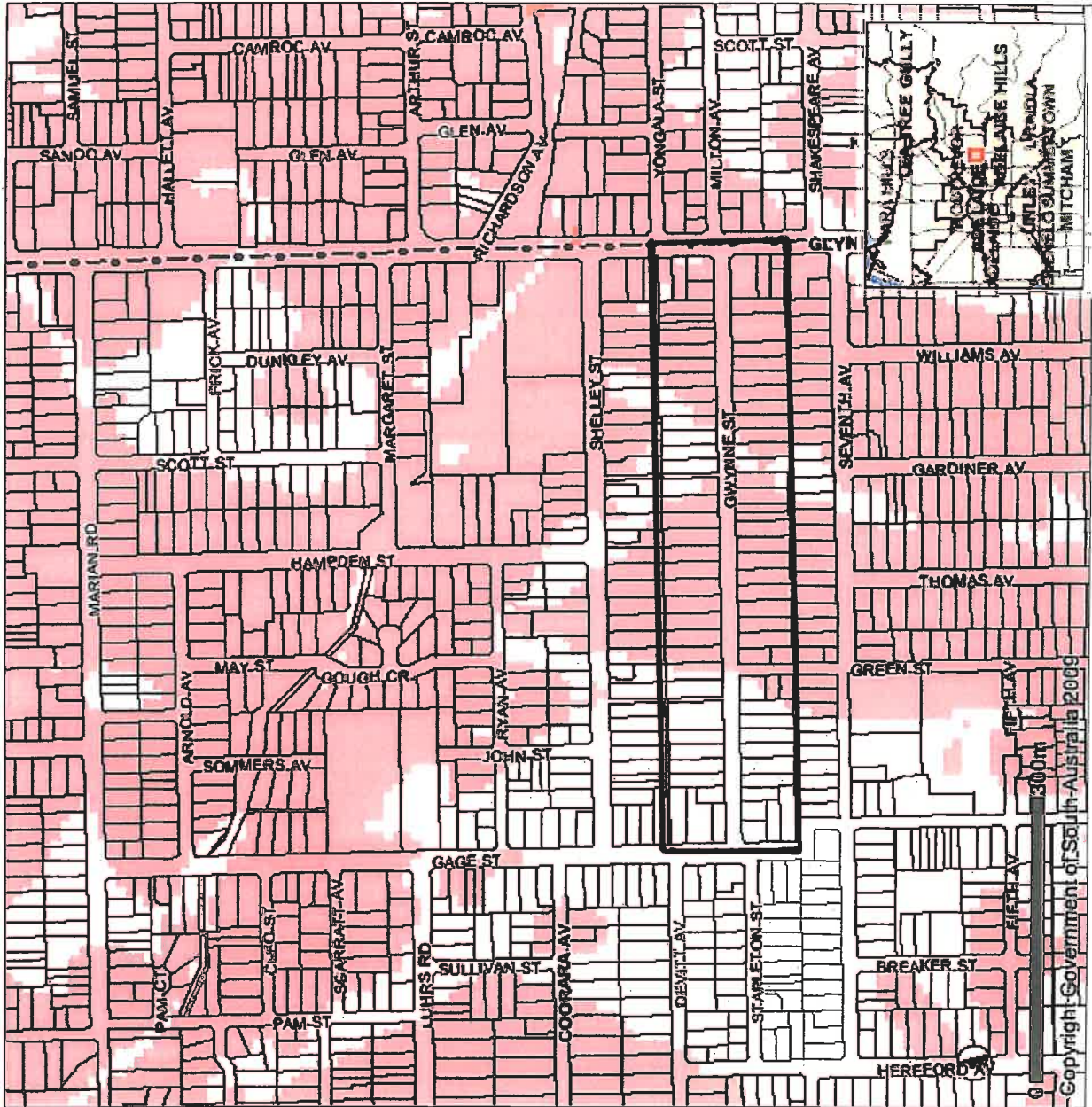
Firle South Allotment Size



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Fire South Land Form

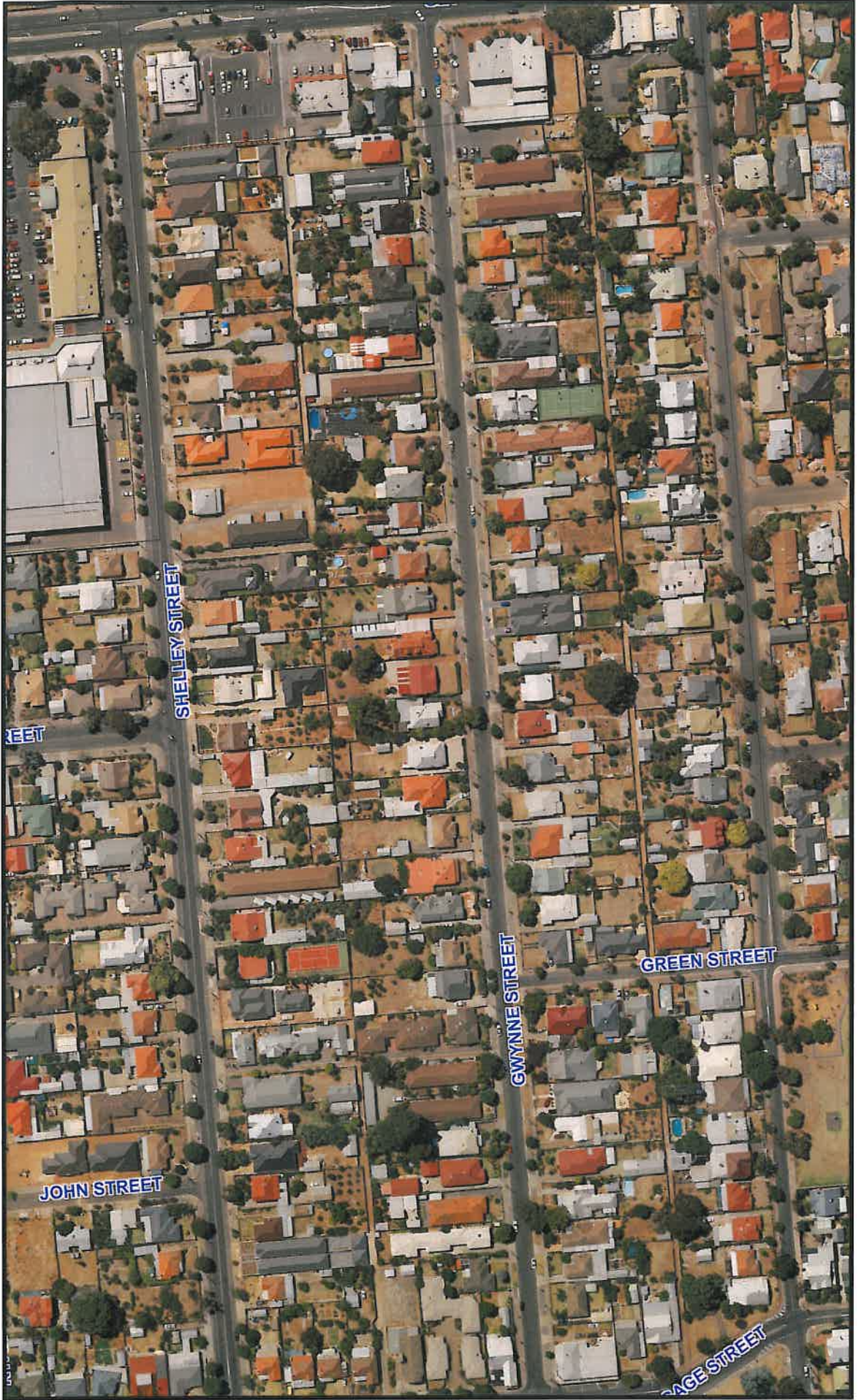
- Major Localities_Labels
- Major Centre
- Regional Localities_Labels
- Regional Centre
- Major Road_Labels
- Minor Road_Labels
- Local Government Areas
- Cadastral June 2008
- State Heritage Areas
- Slope
 - Less than 1 degree
 - 1 - 5 degrees
 - 5 - 10 degrees
 - 10 - 20 degrees
- (cont)
- More than 20 degrees
- State Boundary



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Firle South Aerial Photograph





Firle South Photo 1:

Photo illustrating the consistency in building alignment with regular front setbacks.



Firle South Photo 2:

Example of tudor style dwelling with 3 feature gable roof ends.



Firle South Photo 3:

Example of bungalow with feature roofing extending over front verandah.